

The Land Management Ordinance can be found at http://library.municode.com/HTML/13105/level2/COOR_CH19LAMA.html.

Sec. 19-6.5. - Design standards and guidelines for nonresidential development.

- 19-6.5.1 *Purpose.* These standards are designed to protect the character of existing neighborhoods (where appropriate), to promote compatibility between nonresidential development and adjacent residential uses, and to enhance the quality of nonresidential development throughout the city.
- 19-6.5.2 *Applicability.* These standards shall apply to new construction, renovation, or reconstruction of existing structures that exceeds 25 percent of the current fair market value of the structure. This shall be based on a market appraisal performed by a certified appraiser at the applicant's expense or shall be determined by the Greenville County Tax Office. This shall not be construed to require demolition of an existing structure in order to comply with these guidelines. In such cases, the administrator may grant a waiver of the requirements if presented with a certification by a registered architect or engineer that compliance is not practicable on an existing building. These standards shall not apply to routine maintenance and repair of a structure or other feature on the surrounding site.
- 19-6.5.3 *Exceptions.* The standards of this section shall not apply to developments in the following areas:
- (A) Industrial district;
 - (B) C-4, central business district;
 - (C) PO, preservation overlay district;
 - (D) NRO, neighborhood redevelopment district, when the adopted design standards are more stringent than the requirements of this section; and
 - (E) PD, planned development district, when the adopted design standards are more stringent than the requirements of this section.
- 19-6.5.4 *Development standards.*
- (A) *Building design and orientation.*
 - (1) *[Entrances.]* Principal buildings and building entrances on a site shall have a major presence onto a primary street, pedestrian court, plaza or similar formal open space.

(2) *Facade treatment:*

- (a) Facades that are visible from public streets and/or residential uses at street level shall be articulated by providing offsets, projections and/or recessed entries. Windows and doors shall be architecturally related to the style, materials, and details of the building.
- (b) All customer entrances shall be clearly defined and shall incorporate at least two of the following:
 - (A) Canopies.
 - (B) Overhangs, recesses or projections.
 - (C) Pedestrian courts or plazas.
 - (D) Distinctive roof forms.
 - (E) Arches.
 - (F) Integral planters or wing walls that incorporate landscaping or seating.
- (c) Building facades that are visible from public streets shall incorporate at least three of the following design features. In addition, building facades that are visible at grade from a residentially zoned property and are located within 100 feet of the property line, shall incorporate at least two of the following design features:
 - (A) Arcades.
 - (B) Display windows — glazing covering 25 percent of the wall area.
 - (C) Distinctive architectural features, such as a repeating pattern of wall offsets, pilasters, projections, columns, recesses, or niches varying from the plane of the wall by a minimum of four inches.
 - (D) At least three different parapet heights which vary in appropriate proportions to the building and/or sloped roofs.
 - (E) Color or material change.
 - (F) Foundation landscaping along 50 percent of the building length.
 - (G) Repetitive ornamentation including decorative applied features such as wall-mounted light fixtures. Repetitive ornamentations shall be located with a maximum spacing of 50 feet.
 - (H) Other elements that may be approved by the administrator.
- (d) Roofs shall reflect a variation in planes, slope, and features.
 - (A) Overhanging eaves shall extend past the supporting walls.
 - (B) Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished.
 - (C) All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development.

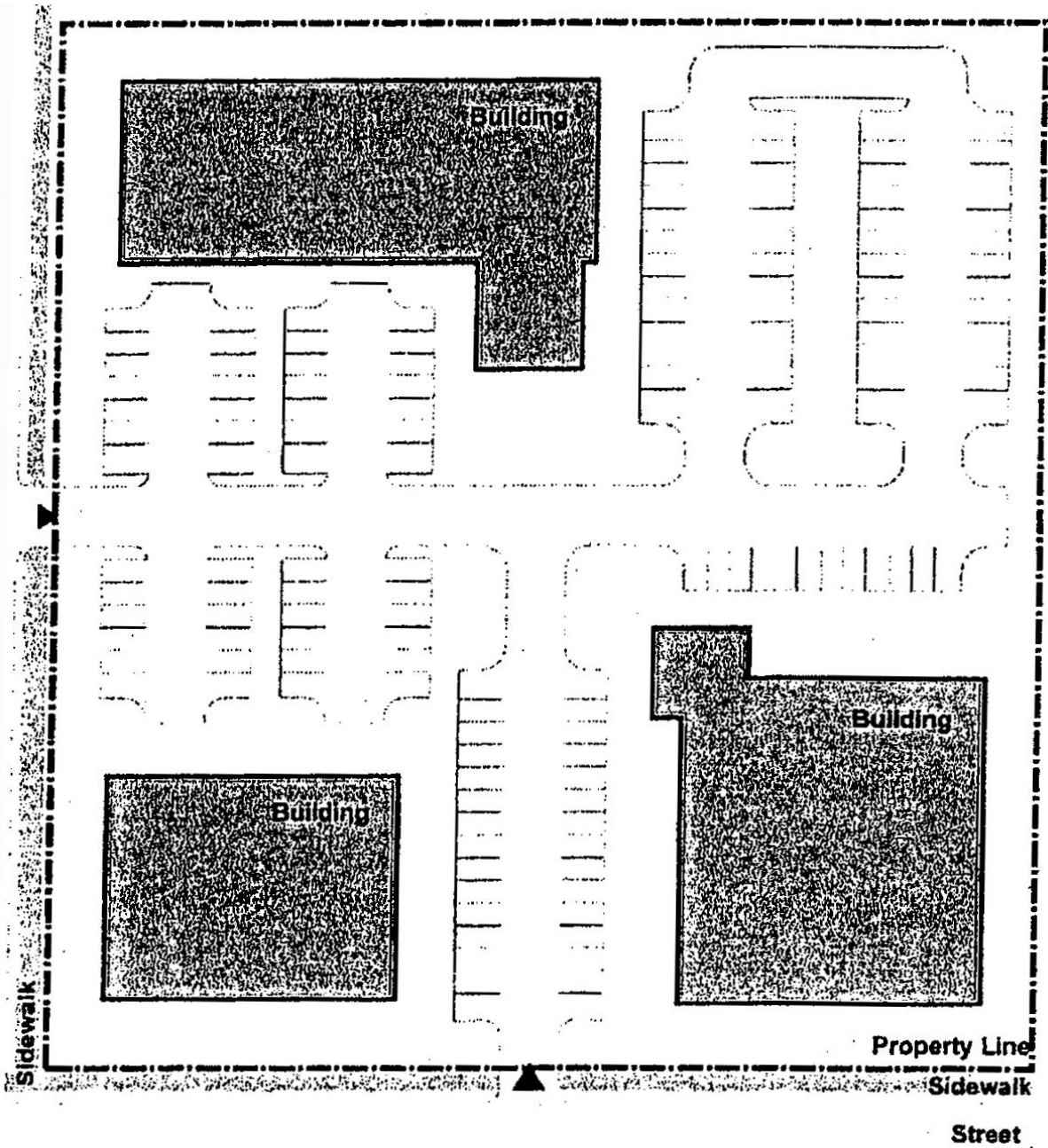
- (e) Materials. Infill development shall utilize materials similar to those existing in the area. The administrator may waive the requirements in this section if, in his opinion, the submitted material meet the intent of this chapter.
 - (A) Materials for the exterior of buildings shall not include:
 - a. Metal siding.
 - b. Unfinished concrete block.
 - c. Vinyl siding, except as an accept material.
 - (B) All facades of the building shall have consistent material and a similar architectural style.
 - (C) Accessory buildings and structures should be similar in materials and architectural style to the primary building.
 - (f) Colors. Field colors of the body of the building must be subdued and of low reflectivity. Florescent and metallic plants are prohibited.
 - (g) If visible from a public street or adjoining residentially zoned property, all facades of a building shall use materials consistent with those used on the front of the building, and should be designed with similar detailing and be comparable in quality and materials.
 - (h) All facades shall incorporate a base, a middle, and a cap.
 - (i) All rooftop equipment shall be concealed from the view of pedestrians on a public street. The parapet wall shall be similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall.
 - (j) Any single story building over 20 feet in height, excluding the parapet, shall be designed to give the appearance of having a second story.
- (3) *Building height.* The maximum building height shall be determined by the applicable zoning district, except that, if adjacent to a residentially zoned lot containing a residential building, the building or that portion of the building within 20 feet of the residential property line shall not exceed 150 percent of the height of the residential building.
- (4) *Fences.* Chainlink fences shall not be allowed in any front yard. If chainlink fences are used in side or rear yards, vinyl-coated chainlink fences are required.
- (5) *Connectivity.* Applicants shall submit a detailed pedestrian circulation plan that shows compliance with the following standards:
- (a) Adjacent nonresidential uses shall provide for vehicular and pedestrian circulation between their sites, through alley or parking lot connections, hard surface walkways, and similar measures. The administrator may waive this requirement if, in his opinion, this requirement can not be reasonably met.

- (b) Clearly defined, safe, pedestrian access shall be provided from parking areas and adjacent public sidewalks to building entrances.
- (c) Continuous internal pedestrian walkways at least six feet wide shall be provided from the public sidewalk or right-of-way to the main customer entrances of all principal buildings.
- (d) For buildings greater than 10,000 square feet, a landscape and pedestrian walkway area shall be provided along the full length of each facade of the building containing a customer entrance and along any facade of a building abutting parking areas. For buildings between 10,000 and 20,000 square feet, this area shall be at least 12 feet wide. For buildings over 20,000 square feet, the total area shall be at least 16 feet wide. At least 30 percent of this area should be devoted to landscaping; the width of the sidewalk shall average six feet.
- (e) All on-site pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort. Striping does not meet this requirement.

(6) *Parking lot location and design.*

- (a) Parking lots shall be located to the rear or side of buildings whenever feasible. A maximum of 20 percent of the total parking spaces may be located in the front yard, provided the total does not exceed 100 parking spaces.
- (b) Parking lots shall be located and designed to reduce or eliminate visual or operational impacts to surrounding properties.
- (c) Parking lots containing 40 or more spaces shall be divided into discrete areas (pods) not exceeding 30 parking spaces. An internal path or sidewalk located within landscaped areas between, and connecting, the parking pods is required where there are more than three pods or the configuration of the pods makes it difficult for pedestrians to access the building.
- (d) To increase pedestrian safety, parking lot aisles shall be oriented perpendicular to the building wherever feasible.
- (e) Areas for outdoor storage, trash collection, loading, and other such uses shall not be located within 20 feet of any public right-of-way, sidewalk, or internal pedestrian way unless screened by a wall or fence with gate(s).
- (f) Parking areas shall be landscaped in accordance with subsection 19-6.2.2(D).

- (g) A landscape buffer having a minimum width of five feet and an average width of ten feet shall be required along all parking areas facing public streets.



Parking Location and Design

(Ord. No. 2007-52, § 19-6.5, 7-9-07; Ord. No. 2009-22, § 3(exh. C), 3-23-09; Ord. No. 2009-50, Exh., 6-8-09)